

Post-Construction Storm Water Management in New Development and Redevelopment

Regulatory Text

- You must develop, implement, and enforce a program to address storm water runoff from new development and redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale, that discharge into your small MS4. Your program must ensure that controls are in place that would prevent or minimize water quality impacts.
- You must:
 - Develop and implement strategies which include a combination of structural and/or non-structural best management practices (BMPs) appropriate for your community;
 - Use an ordinance or other regulatory mechanism to address post-construction runoff from new development and redevelopment projects to the extent allowable under State, Tribal or local law;
 - Ensure adequate long-term operation and maintenance of BMPs.

Guidance

If water quality impacts are considered from the beginning stages of a project, new development and potentially redevelopment provide more opportunities for water quality protection. EPA recommends that the BMPs chosen: be appropriate for the local community; minimize water quality impacts; and attempt to maintain pre-development runoff conditions. In choosing appropriate BMPs, EPA encourages you to participate in locally-based watershed planning efforts which attempt to involve a diverse group of stakeholders including interested citizens. When developing a program that is consistent with this measure's intent, EPA recommends that you adopt a planning process that identifies the municipality's program goals (e.g., minimize water quality impacts resulting from post-construction runoff from new development and redevelopment), implementation strategies (e.g., adopt a combination of structural and/or non-structural BMPs), operation and maintenance policies and procedures, and enforcement procedures. In developing your program, you should consider assessing existing ordinances, policies, programs and studies that address storm water runoff quality. In addition to assessing these existing documents and programs, you should provide opportunities to the public to participate in the development of the program. Non-structural BMPs are preventative actions that involve management and source controls such as: policies and ordinances that provide requirements and standards to direct growth to identified areas, protect sensitive areas such as wetlands and riparian areas, maintain and/or increase open space (including a dedicated funding source for open space acquisition), provide buffers along sensitive water bodies, minimize impervious surfaces, and minimize disturbance of soils and vegetation; policies or ordinances that encourage infill development in higher density urban areas, and areas with existing infrastructure; education programs for developers and the public about project designs that minimize water quality impacts; and measures such as minimization of percent impervious area

after development and minimization of directly connected impervious areas. Structural BMPs include: storage practices such as wet ponds and extended-detention outlet structures; filtration practices such as grassed swales, sand filters and filter strips; and infiltration practices such as infiltration basins and infiltration trenches. EPA recommends that you ensure the appropriate implementation of the structural BMPs by considering some or all of the following: pre-construction review of BMP designs; inspections during construction to verify BMPs are built as designed; post-construction inspection and maintenance of BMPs; and penalty provisions for the noncompliance with design, construction or operation and maintenance. Storm water technologies are constantly being improved, and EPA recommends that your requirements be responsive to these changes, developments or improvements in control technologies.

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Structural BMPs

Ponds

Dry Extended Detention Pond

Postconstruction Storm Water Management in New Development and Redevelopment

Description

Dry extended detention ponds (a.k.a. dry ponds, extended detention basins, detention ponds, extended detention ponds) are basins whose outlets have been designed to detain the storm water runoff from a water quality design storm for some minimum time (e.g., 24 hours) to allow particles and associated pollutants to settle. Unlike wet ponds, these facilities do not have a large permanent pool. However, they are often designed with small pools at the inlet and outlet of the basin. They can also be used to provide flood control by including additional flood detention storage.



Applicability

Dry extended detention ponds are among the most widely applicable storm water management practices. Although they have limited applicability in highly urbanized settings, they have few other restrictions.

Regional Applicability

Dry extended detention ponds can be applied in all regions of the United States. Some minor design modifications might be needed, however, in cold or arid climates or in regions with karst (i.e. limestone) topography.

Ultra-Urban Areas

Ultra-urban areas are densely developed urban areas in which little pervious surface is present. It is difficult to use dry extended detention ponds in the ultra-urban environment because of the land area each pond consumes. They can, however, be used in an ultra-urban environment if a relatively large area is available downstream of the pond.

Storm Water Hot Spots

Storm water hot spots are areas where land use or activities generate highly contaminated runoff, with concentrations of pollutants in excess of those typically found in storm water. Dry extended

detention ponds can accept runoff from storm water hot spots, but they need significant separation from ground water if they will be used for this purpose.

Storm Water Retrofit

A storm water retrofit is a storm water management practice (usually structural) put into place after development has occurred to improve water quality, protect downstream channels, reduce flooding, or meet other specific objectives. Dry extended detention ponds are very useful storm water retrofits, and they have two primary applications as a retrofit design. In many communities in the past, detention basins have been designed for flood control. It is possible to modify these facilities to incorporate features that encourage water quality control and/or channel protection. It is also possible to construct new dry ponds in open areas of a watershed to capture existing drainage.

Cold Water (Trout) Streams

A study in Prince George's County, Maryland, found that storm water management practices can increase stream temperatures (Galli, 1990). Overall, dry extended detention ponds increased temperature by about 5°F. In cold water streams, dry ponds should be designed to detain storm water for a relatively short time (i.e., less than 12 hours) to minimize the amount of warming that occurs in the practice.

Siting and Design Considerations

Siting Considerations

Although dry extended detention ponds can be applied rather broadly, designers need to ensure that they are feasible at the site in question. This section provides basic guidelines for siting dry extended detention ponds.

Drainage Area

In general, dry extended detention ponds should be used on sites with a minimum area of 10 acres. On smaller sites, it can be challenging to provide channel or water quality control because the orifice diameter at the outlet needed to control relatively small storms becomes very small and thus prone to clogging. In addition, it is generally more cost-effective to control larger drainage areas due to the economies of scale (see Cost Considerations).

Slope

Dry extended detention basins can be used on sites with slopes up to about 15 percent. The local slope needs to be relatively flat, however, to maintain reasonably flat side slopes in the practice. There is no minimum slope requirement, but there does need to be enough elevation drop from the pond inlet to the pond outlet to ensure that flow can move through the system.

Soils / Topography

Extended detention basins can be used with almost all soils and geology, with minor design adjustments for regions of karst topography or in rapidly percolating soils such as sand. In these areas, extended detention ponds should be designed with an impermeable liner to prevent ground water contamination or sinkhole formation.

Ground Water

Except for the case of hot spot runoff, the only consideration regarding ground water is that the base of the extended detention facility should not intersect the ground water table. A permanently wet bottom may become a mosquito breeding ground. Research in Southwest Florida (Santana et al., 1994) demonstrated that intermittently flooded systems, such as dry extended detention ponds, produce more mosquitoes than other pond systems, particularly when the facilities remained wet for more than 3 days following heavy rainfall.

Design Considerations

Specific designs may vary considerably, depending on site constraints or preferences of the designer or community. Some features, however, should be incorporated into most dry extended detention pond designs. These design features can be divided into five basic categories: pretreatment, treatment, conveyance, maintenance reduction, and landscaping.

Pretreatment

Pretreatment incorporates design features that help to settle out coarse sediment particles. By removing these particles from runoff before they reach the large permanent pool, the maintenance burden of the pond is reduced. In ponds, pretreatment is achieved with a sediment forebay, which is a small pool (typically about 10 percent of the volume of water to be treated for pollutant removal).

Treatment

Treatment design features help enhance the ability of a storm water management practice to remove pollutants. Designing dry ponds with a high length-to-width ratio (i.e., at least 1.5:1) and incorporating other design features to maximize the flow path effectively increases the detention time in the system by eliminating the potential of flow to short-circuit the pond. Designing ponds with relatively flat side slopes can also help to lengthen the effective flow path. Finally, the pond should be sized to detain the volume of runoff to be treated for between 12 and 48 hours.

Conveyance

Conveyance of storm water runoff into and through a storm water management practice is a critical component of any such practice. Storm water should be conveyed to and from practices safely in a manner that minimizes erosion potential. The outfall of pond systems should always be stabilized to prevent scour. To convey low flows through the system, designers should provide a pilot channel. A pilot channel is a surface channel that should be used to convey low flows through the pond. In addition, an emergency spillway should be provided to safely convey large flood events. To help mitigate warming at the outlet channel, designers should provide shade around the channel at the pond outlet.

Maintenance Reduction

In addition to regular maintenance activities needed to maintain the function of storm water practices, some design features can be incorporated to ease the maintenance burden of each practice. In dry extended detention ponds, a "micropool" at the outlet can prevent resuspension of sediment and outlet clogging. A good design includes maintenance access to the forebay and micropool.

Another design feature that can reduce maintenance needs is a non-clogging outlet. Typical examples include a reverse-slope pipe or a weir outlet with a trash rack. A reverse slope pipe draws from below the permanent pool extending in a reverse angle up to the riser and determines the water elevation of the micropool. Because these outlets draw water from below the level of the permanent pool, they are less likely to be clogged by floating debris.

Landscaping

Designers should maintain a vegetated buffer around the pond and should select plants within the extended detention zone (i.e., the portion of the pond up to the elevation where storm water is detained) that can withstand both wet and dry periods. The side slopes of dry ponds should be relatively flat to reduce safety risks.

Design Variations

Dry Detention Ponds

Dry detention ponds are similar in design to extended detention ponds, except that they do not incorporate features to improve water quality. In particular, these practices do not detain storm water from small-flow events. Therefore, detention ponds provide almost no pollutant removal. However, dry ponds can help to meet flood control, and sometimes channel protection, objectives in a watershed.

Tank Storage

Another variation of the dry detention pond design is the use of tank storage. In these designs, storm water runoff is conveyed to large storage tanks or vaults underground. This practice is most often used in the ultra-urban environment, on small sites where no other opportunity is available to provide flood control. Tank storage is provided on small areas because providing underground storage for a large drainage area would generally be cost-prohibitive. Because the drainage area contributing to tank storage is typically small, the outlet diameter needed to reduce the flow from very small storms would be very small. A very small outlet diameter, along with the underground location of the tanks, creates the potential for debris being caught in the outlet and resulting maintenance problems. Since it is necessary to control small runoff events (such as the runoff from a 1-inch storm) to improve water quality, it is generally infeasible to use tank storage for water quality and generally impractical to use it to protect stream channels.

Regional Variations

Arid or Semi-Arid Climates

In arid and semi-arid regions, some modifications might be needed to conserve scarce water resources. Any landscaping plans should prescribe drought-tolerant vegetation wherever possible. In addition, the wet forebay can be replaced with an alternative dry pretreatment, such as a detention cell. One opportunity in regions with a distinct wet and dry season, as in many arid regions, is to use regional extended detention ponds as a recreation area such as a ball field during the dry season.

Cold Climates

In cold climates, some additional design features can help to treat the spring snowmelt. One such modification is to increase the volume available for detention to help treat this relatively large runoff event. In some cases, dry facilities may be an option as a snow storage facility to promote some treatment of plowed snow. If a pond is used to treat road runoff or is used for snow storage, landscaping should incorporate salt-tolerant species. Finally, sediment might need to be removed from the forebay more frequently than in warmer climates (see Maintenance Considerations for guidelines) to account for sediment deposited as a result of road sanding.

Limitations

Although dry extended detention ponds are widely applicable, they have some limitations that might make other storm water management options preferable:

- Dry extended detention ponds have only moderate pollutant removal when compared to other structural storm water practices, and they are ineffective at removing soluble pollutants (See Effectiveness).
- Dry extended detention ponds may become a nuisance due to mosquito breeding.
- Habitat destruction may occur during construction if the practice is designed in-stream or within the stream buffer.
- Although wet ponds can increase property values, dry ponds can actually detract from the value of a home (see Cost Considerations).

Dry extended detention ponds on their own only provide peak flow reduction and do little to control overall runoff volume, which could result in adverse downstream impacts.

Maintenance Considerations

In addition to incorporating features into the pond design to minimize maintenance, some regular maintenance and inspection practices are needed. Table 1 outlines some of these practices.

Effectiveness

Structural management practices can be used to achieve four broad resource protection goals: flood control, channel protection, ground water recharge, and pollutant removal. Dry extended detention basins can provide flood control and channel protection, as well as some pollutant removal.

Flood Control

One objective of storm water management practices can be to reduce the flood hazard associated with large storm events by reducing the peak flow associated with these storms. Dry extended detention basins can easily be designed for flood control, and this is actually the primary purpose of most extended detention ponds.

Table 1. Typical maintenance activities for dry ponds (Source: Modified from WMI, 1997)

| Activity | Schedule |
|---|--------------------------------|
| <ul style="list-style-type: none"> Note erosion of pond banks or bottom | Semiannual inspection |
| <ul style="list-style-type: none"> Inspect for damage to the embankment Monitor for sediment accumulation in the facility and forebay Examine to ensure that inlet and outlet devices are free of debris and operational | Annual inspection |
| <ul style="list-style-type: none"> Repair undercut or eroded areas Mow side slopes Manage pesticide and nutrients Remove litter and debris | Standard maintenance |
| <ul style="list-style-type: none"> Seed or sod to restore dead or damaged ground cover | Annual maintenance (as needed) |
| <ul style="list-style-type: none"> Remove sediment from the forebay | 5- to 7-year maintenance |
| <ul style="list-style-type: none"> Monitor sediment accumulations, and remove sediment when the pond volume has been reduced by 25 percent | 25- to 50-year maintenance |

Channel Protection

One result of urbanization is the geomorphic changes that occur in response to modified hydrology. Traditionally, dry extended detention basins have provided control of the 2-year storm (i.e., the storm that occurs, on average, once every 2 years) for channel protection. It appears that this control has been relatively ineffective, and recent research suggests that control of a smaller storm might be more appropriate (MacRae, 1996). Slightly modifying the design of dry extended detention basins to reduce the flow of smaller storm events might make them effective tools in reducing downstream erosion.

Pollutant Removal

Dry extended detention basins provide moderate pollutant removal, provided that the design features described in the Siting and Design Considerations section are incorporated. Although they can be effective at removing some pollutants through settling, they are less effective at removing soluble pollutants because of the absence of a permanent pool. A few studies are available on the effectiveness of dry extended detention ponds. Typical removal rates, as reported by Schueler (1997), are as follows:

Total suspended solids: 61%

Total phosphorus: 19%

Total nitrogen: 31%

Nitrate nitrogen: 9%

Metals: 26%–54%

There is considerable variability in the effectiveness of ponds, and it is believed that properly designing and maintaining ponds may help to improve their performance. The siting and design criteria presented in this sheet reflect the best current information and experience to improve the

performance of wet ponds. A recent joint project of the American Society of Civil Engineers (ASCE) and the USEPA Office of Water might help to isolate specific design features that can improve performance. The National Storm Water Best Management Practice (BMP) database is a compilation of storm water practices that includes both design information and performance data for various practices. As the database expands, inferences about the extent to which specific design criteria influence pollutant removal may be made. For more information on this database, access the ASCE web page at <http://www.asce.org>.

Cost Considerations

Dry extended detention ponds are the least expensive storm water management practice, on the basis of cost per unit area treated. The construction costs associated with these facilities range considerably. One recent study evaluated the cost of all pond systems (Brown and Schueler, 1997). Adjusting for inflation, the cost of dry extended detention ponds can be estimated with the equation

$$C = 12.4V^{0.760}$$

where:

C = Construction, design, and permitting cost, and

V = Volume needed to control the 10-year storm (ft³).

Using this equation, typical construction costs are

\$ 41,600 for a 1 acre-foot pond

\$ 239,000 for a 10 acre-foot pond

\$ 1,380,000 for a 100 acre-foot pond

Interestingly, these costs are generally slightly higher than the cost of wet ponds on a cost per total volume basis. Dry extended detention ponds are generally less expensive on a given site, however, because they are usually smaller than a wet pond design for the same site.

Ponds do not consume a large area compared to the total area treated (typically 2 to 3 percent of the contributing drainage area). It is important to note, however, that each pond is generally large. Other practices, such as filters or swales, may be "squeezed in" on relatively unusable land, but ponds need a relatively large continuous area.

For ponds, the annual cost of routine maintenance is typically estimated at about 3 to 5 percent of the construction cost. Alternatively, a community can estimate the cost of the maintenance activities outlined in the maintenance section. Finally, ponds are long-lived facilities (typically longer than 20 years). Thus, the initial investment into pond systems can be spread over a relatively long time period.

Another economic concern associated with dry ponds is that they might detract slightly from the value of adjacent properties. One study found that dry ponds can actually detract from the perceived value of homes adjacent to a dry pond by between 3 and 10 percent (Emmerling-Dinovo, 1995).

References

Design References:

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